



24

Dibdin House | | Maida Vale | W9 1QE

£465,000

**PARK & VALE**  
sales | lettings | management

# 24

Dibdin House |  
Maida Vale | W9 1QE  
£465,000

Welcome to Dibdin House, a charming purpose-built flat located in the desirable area of Maida Vale. This spacious first-floor residence boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. The flat features a generous reception room, perfect for entertaining guests or enjoying quiet evenings in.

The property, built after 1914, offers a unique blend of character and potential, awaiting your personal touch to modernise and refurbish it to your taste.

One of the standout features of this flat is the long lease and the absence of ground rent, providing peace of mind for future homeowners. Additionally, being chain-free simplifies the buying process, allowing for a smoother transition into your new home.

- Long lease
- Well kept communal gardens
- Paddington Recreational grounds close by
- Maida Vale Bakerloo line
- First Floor
- Chain free
- Zero ground rent
- Short walk to tube station
- Kilburn Overground
- Development opportunity



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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